

Department of Permits and Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

In the Matter of

Civil Citation No. 75723

Kathy Reed  
Theodore Robinson

7127 Mt. Vista Road

Respondents

FINDINGS OF FACT AND CONCLUSIONS OF LAW  
FINAL ORDER OF THE CODE ENFORCEMENT HEARING OFFICER

This matter came before the Baltimore County Code Enforcement Hearing Officer on May 18, 2010, for a Hearing on a citation for violations of the Baltimore County Zoning Regulations (BCZR) section 101, 102.1, 1A04, 408B, for illegal rooming and boarding use on residential property zoned RC5 known as 7127 Mt. Vista Road, 21087.

On April 26, 2010, pursuant to § 3-6-205, Baltimore County Code, Inspector Keith Parker issued a Code Enforcement & Inspections Citation. The citation was sent to the Respondent by 1<sup>st</sup> class mail to the last known address listed in the Maryland State Tax Assessment files.

The citation proposed a civil penalty of \$1,000.00 (one thousand dollars).

The following persons appeared for the Hearing and testified: Kathy Reed and Theodore Robinson, Respondents and, Keith Parker, Baltimore County Code Enforcement Officer.

After proper consideration of all the evidence presented, the Hearing Officer finds:

A. This Citation was issued without prior Correction Notice pursuant to the Department's adopted criteria. BCC Section 3-6-205.

B. Inspector Keith Parker testified that the Citation was issued after the Department received a complaint that a rooming- and boarding-house was operating at this property. The complainant responded to the Department's questionnaire and alleged multiple nonrelated adults are living at the property.

C. Respondents Kathy Reed and Theodore Robinson provided a timely response to the County's written Interrogatories. They testified that they have a large family and that all the residents of the house are family members, including adult children and grandchildren, and adult siblings. Their testimony is consistent with their responses to the County's Interrogatories.

D. Baltimore County's zoning regulations restrict the number of unrelated adults who can occupy a house for compensation. Because this is the owners' domicile, the house can only be occupied by two unrelated adults in addition to the owners, absent a permit for a boarding- or rooming-house. BCZR Section 101.1; Section 408B. Based on the evidence presented, there are no unrelated adults residing in this house; and there is thus no violation of Baltimore County's zoning regulations.

IT IS ORDERED by the Code Enforcement Hearing Officer that the Citation is DISMISSED.

ORDERED this 24<sup>th</sup> day of May 2010

Signed: ORIGINAL SIGNED  
Margaret Z. Ferguson  
Baltimore County Hearing Officer